

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re:

Chapter 11

1300 Desert Willow Road, LLC,

Case No. 25-11375 (PB)

Debtor.

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**SUPPLEMENTAL DECLARATION TO LOCAL RULE STATEMENT 1007-2**

I, David Ebrahimzadeh, managing member and 100% owner of Corniche Sry LLC the entity that owns 100% of the Debtor that owns the property located at 1300 Desert Willow Road, Los Lunas, New Mexico (the “**Property**”) state under penalty of perjury, as follows:

1. I am submitting this supplement to my declaration pursuant to local rules filed at docket number 28 in support of the Debtor’s Chapter 11 filing to provide additional information pursuant to Local Bankruptcy Rule 1007-2 B related to the Debtor, which is set forth below.

**Local Rule 1007-(2)(b)(1)**

2. There is no monthly payroll or employees.

**Local Rule 1007-(2)(b)(2)**

3. No payments have been made by the Debtor for services to officers, stockholders or directors in the thirty (30) days since the case was filed..

**Local Rule 1007-(2)(b)(3)**

4. The Debtor’s proposed thirteen week budget is attached hereto as “Exhibit A” and goes through the first thirty (30) day period.

Pursuant to 28 U.S.C section 1746, I declare under the penalty of perjury that the foregoing is true and correct.

Dated: New York, New York,  
July 24, 2025

/s/ David Ebrahimzadeh  
David Ebrahimzadeh

# **EXHIBIT A**

# **13 WEEK BUDGET**

**13 WEEK BUDGET 1300 Desert Willow Road, LLC (DIP)**

	7/1-7/7	7/8-7/15	7/16-7/23	7/24-7/31	8/1-8/8	8/9-8/17	8/18-8/25	8/26-9/2	9/3-9/10	9/11-9/18	9/19-9/26	9/27-10/4	10/5-10/12	Total
Base Rent Income	81,743				81,743			81,743				81,743		326,972
CAM Reimbursement	3,620				3,620			3,620				3,620		14,480
Insurance Reimbursement	4,451				4,451			4,451				4,451		17,804
Tax Reimbursement	4,634				4,634			4,634				4,634		18,536
<b>Total Rental Income</b>	<b>94,448</b>				<b>94,448</b>			<b>94,448</b>				<b>94,448</b>		<b>377,792</b>
Water Reimbursement	2,000				2,000			2,000				2,000		8,000
<b>Total Utility Reimbusement</b>	<b>2,000</b>				<b>2,000</b>			<b>2,000</b>				<b>2,000</b>		<b>8,000</b>
<b>TOTAL INCOME</b>	<b>96,448</b>				<b>96,448</b>			<b>96,448</b>				<b>96,448</b>		<b>385,792</b>
<b>Property Taxes &amp; Insurance</b>														
Real Estate Taxes					0	0		0				0		0
Property Insurance					51,714	25,857		25,857				25,857		129,284
<b>Total Taxes &amp; Insurance</b>					<b>51,714</b>	<b>25,857</b>		<b>25,857</b>				<b>25,857</b>		<b>129,284</b>
<b>Contract Services</b>														
Pest Control Contract					0	0		0				0		0
Landscape Contract					655	655		655				655		2,620
HVAC Contract					0	0		0				0		0
Fire System Contract					1,800	453		0				1800		4,053
Roof Maintenance Contract					0	0		0				0		0
Generator Contract					0	0		0				0		0
Maintenance Contract					200	200		200				200		800
<b>Total Contract Services</b>					<b>2,655</b>	<b>1,308</b>		<b>855</b>				<b>2,655</b>		<b>7,473</b>
<b>Utilities</b>														
Common - Electric					0	0		0				0		0
Common-Gas					411	551		1,032				304		2,298
Common-Telephone					139	139		139				139		556
Common - Water/Sewer					10,792	7,928		2,353				2,127		23,200
<b>Total Utilities</b>					<b>11,342</b>	<b>8,618</b>		<b>3,524</b>				<b>2,570</b>		<b>26,054</b>
<b>Repairs &amp; Maintenance</b>														
Landscaping Repairs					1,500	1,500		0				0		3,000
Roof Repairs					2,500	0		0				0		2,500
<b>Total Repairs &amp; Maint</b>					<b>4,000</b>	<b>1,500</b>		<b>0</b>				<b>0</b>		<b>5,500</b>
<b>Administrative &amp; Misc. Expenses</b>														
Site Management					1,800	1,800		1,800				1,800		7,200
NMGR - Site Mgmt (Tax)					152	152		152				152		608
Advertising					0	1,500		0				0		1,500
<b>Total Admin &amp; Misc</b>					<b>1,952</b>	<b>3,452</b>		<b>1,952</b>				<b>1,952</b>		<b>9,308</b>
<b>Total Operating Expense</b>					<b>71,663</b>	<b>40,735</b>		<b>32,188</b>				<b>33,034</b>		<b>41,160</b>
<b>Net Operating Income</b>					<b>24,785</b>	<b>55,713</b>		<b>62,260</b>				<b>63,414</b>		<b>206,173</b>
<b>Owner Expense</b>														
Estimated UST Fees								11,588						11,588
Owner Repair & Maintenance*					18,850	18,850		0				0		37,700
<b>Total Owner Expense</b>					<b>18,850</b>	<b>18,850</b>		<b>11,588</b>				<b>0</b>		<b>49,288</b>
<b>NET*</b>					<b>5,935</b>	<b>36,863</b>		<b>50,672</b>				<b>63,414</b>		<b>156,885</b>

\*To be paid to Romspen as Adequate Protection.

\* Owner R&M is for the rocking slab repairs in space of existing tenant Niagara. This was approved by state court and is current being repaired.